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STATE OF MAINE A N  
ANDROSCOGGIN, SS C I A L  
C O P Y

U.S. Bank National Association, as  
Trustee for JPMorgan Mortgage  
Acquisition Trust 2006-ACC1, Asset-  
Backed Pass-Through Certificates, Series  
2006-ACC1 C O P Y

Plaintiff

vs.

Accredited Home Lenders, Inc.

Defendant

Mortgage Electronic Registration  
Systems, Inc., as nominee for Accredited  
Home Lenders, Inc.  
Lourdes S. Jacob

Parties-In-Interest

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S U P E R I O R C O U R T  
O F F I C I A L  
L O C A T I O N : A U B U R N  
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C O P Y

JUN 3 '19 AM 9:49  
ANDRO SUPERIOR COURT

**STIPULATED ORDER**

**TITLE TO REAL ESTATE IS  
INVOLVED**

**MORTGAGED PREMISES:**

200 Broad Street, Unit 4  
Auburn, ME 04210  
Book 6659, Page 330

The parties stipulate to the following, this matter is before the Court on Plaintiff's Motion for Default Judgment and Judgment on the Pleadings. The Court specifically finds that there is judiciable controversy and that declaratory relief is appropriate to remove the uncertainty in the chain of title to the mortgage, as raised by the *Greenleaf* decision, regarding assignments of mortgages for nominees. *Bank of America, N.A. v. Greenleaf*, 2014 ME 89 (Me. 2014). As holder of the promissory note, Plaintiff is entitled to bring this action to confirm its rights in the subject mortgage. This is consistent with well settled precedent discussing Maine mortgage title theory. *See Jordan v. Cheney*, 74 Me. 359 (1883).

Having considered the pleadings, this Court finds that after service in compliance with Maine Rules of Civil Procedure, neither the Defendant, Accredited Home Lenders, Inc., nor the Party-In-Interest, Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc., have answered or otherwise appeared in this matter. The Party-in-Interest, Lourdes S. Jacob, has answered and appeared through her counsel, Thaddeus V. Day, Esq.

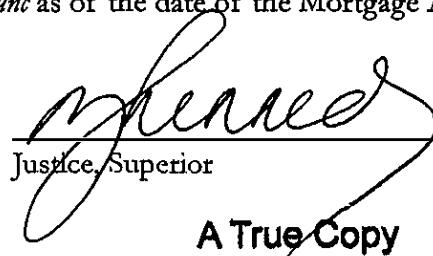
Accordingly, for good cause shown, it is hereby ORDERED that;

Plaintiff is GRANTED default judgment in this matter; and

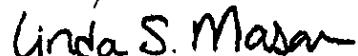
This Court ORDERS, confirms and ratifies, *nunc pro tunc*, the transfer of the mortgage, dated

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January 31, 2006, and recorded in the Androscoggin County Registry of Deeds in Book 6659, Page  
330, as evidenced by the assignment from a) Mortgage Electronic Registration Systems, Inc., as  
nominee for Accredited Home Lenders, Inc. to U.S. Bank National Association, as Trustee for J.P.  
Morgan Mortgage Acquisition Trust 2006-ACC1, Asset-Backed Pass-Through Certificates, Series  
2006-ACC1 dated August 27, 2012 and recorded in the Androscoggin County Registry of Deeds in  
Book 8487, Page 340; and all the rights contained therein, including ownership, to Plaintiff; and  
A N A N

The Court also enters in rem permanent injunction relief concerning the subject property  
mortgage recorded on February 3, 2006. The Court finds the Plaintiff is the owner and holder of  
both the subject Note and Mortgage Deed, *nunc pro tunc* as of the date of the Mortgage Assignment  
to the Plaintiff, August 27, 2012.

  
Justice, Superior

A True Copy

  
Linda S. Mason

Attest



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Thaddeus V. Day, Esq.  
Law Offices of Thaddeus V. Day  
Attorney for Party-In-Interest, Lourdes S. Jacob  
P.O. Box 11  
Cumberland Center, ME 04021

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John A. Doonan, Esq.  
Doonan, Graves & Longoria, LLC  
Attorney for Plaintiff  
100 Cummings Center, Suite 225D  
Beverly, MA 01915

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January 31, 2006, and recorded in the Androscoggin County Registry of Deeds in Book 6659, Page 330, as evidenced by the assignment from a) Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-ACC1, Asset-Backed Pass-Through Certificates, Series 2006-ACC1 dated August 27, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8487, Page 340; and all the rights contained therein, including ownership, to Plaintiff; and

The Court also enters in rem permanent injunction relief concerning the subject property mortgage recorded on February 3, 2006. The Court finds the Plaintiff is the owner and holder of both the subject Note and Mortgage Deed, *nunc pro tunc* as of the date of the Mortgage Assignment to the Plaintiff, August 27, 2012.

  
Justice, Superior

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ANDROSCOGGIN COUNTY  
Tina R. Chauvin, C.R.  
REGISTER OF DEEDS